

MINUTES
Blue Earth County Planning Commission
Regular Meeting
Wednesday November 4, 2009
7:30 p.m.

1. CALL TO ORDER

The meeting was called to order at 7:30 P.M. by Lyle Femrite. Planning Commission members present were Bill Anderson, Kurt Anderson, Lyle Femrite, Don Gerrish, Chuck Grams, and Tom McLaughlin. Land Use and Natural Resources staff present were Sara Isebrand and George Leary.

2. APPROVAL OF MINUTES

Kurt Anderson made a motion to approve the minutes from the October 7, 2009 Regular Planning Commission Meeting and from the October 22, 2009 Special Planning Commission Meeting. Don Gerrish seconded the motion which carried unanimously.

3. AGENDA APPROVAL

Mr. Leary indicated there was no change to the agenda.

4. NEW BUSINESS

PC 11-09

Joe Goettl – Request for approval of the Preliminary and Final Plat of Vicky’s Subdivision, a one lot subdivision located in an Agricultural Zoned District in part of the NW ¼ of the SE ¼ Section 33, Beauford Township.

Ms. Isebrand presented the staff report.

The applicant was present and had nothing to add.

There was no public comment.

Mr. Femrite asked if staff had received any comment from MnDOT regarding the existing access points on State Hwy 22. Ms. Isebrand indicated that she had not contacted them.

Mr. Leary stated that MnDOT would be contacted prior to the November 24, 2009 County Board Meeting.

There was no further discussion. Kurt Anderson made a motion to recommend approval of the request to the County Board. The motion was seconded by Mr. Grams and unanimously approved.

PC 25-09

Joel Mosher - Request for approval of the Preliminary and Final Plat of Mosher Subdivision, a one lot subdivision located in an Agricultural Zoned District in part of the NW ¼ of the SE ¼ Section 31, LeRay Township.

Ms. Isebrand presented the staff report.

The applicant was present. He stated that there is only one well and it only services the home of the proposed subdivision lot.

Karyn Block, LeRay Township Clerk indicated that the Township had no issue with the request.

There was no other public comment.

Mr. Femrite asked for clarification on the easements.

Ms. Isebrand indicated that the condition requiring recording of the access easements is to ensure that the proposed subdivision lot and the remaining farmland have a legally recorded access easement. Ms. Isebrand also stated that MnDOT would be contacted regarding the existing access point to State Hwy 83.

There was no further discussion. Mr. McLaughlin made a motion to recommend approval of the request to the County Board. The motion was seconded by Kurt Anderson and unanimously approved.

PC 26-09

Jeremy Hanks - Conditional Use Permit to operate a hairstyling salon as a Level II Home Occupation. The property is located in the Agricultural Zoned District in the NW Quarter of the SW Quarter of Section 24, LeRay Township.

The applicant was represented by Shannon Fisher.

Karyn Block, LeRay Township Clerk, was present and stated that the applicant is scheduled to meet with the Township at their regularly scheduled November 10th meeting. She indicated no issue with the request at this time.

Kurt Anderson indicated that recommendation number nine needed some clarification, i.e. add language indicating that the pumping records are from the pumping of the holding tank that services the salon.

Mr. McLaughlin asked why the condition (or statement) advising the applicants that they are developing in an Agricultural Zone and that they may be subjected to the perceived inconveniences of normal agricultural practices.

Mr. Leary stated that that statement historically has been included primarily with subdivision requests.

There was no further discussion. Kurt Anderson made a motion to recommend approval of the request to the County Board. The motion was seconded by Mr. Gerrish and unanimously approved.

5. OTHER BUSINESS – Home Occupation Workshop Review (Lyle Femrite)

Mr. Femrite talked about the recent Home Occupation workshop he attended in Brooklyn Park. He stated that there was a very good turnout at the workshop and there is a growing interest in Home Occupations.

Some of the highlights of the discussion included:

- Some other jurisdictions allow no outside storage associated with the Home Occupation.
- Consider the affect the proposal has on neighboring property values and limit the use so that it is in harmony with the surrounding area.
- The City of Lakeview appears to have a good section addressing Home Occupations in their ordinance. It includes a three page form with a list of questions for the applicant that must be answered and signed by the applicant.
- Most ordinances do not deem internet sales as a Home Occupation.

6. AJOURNMENT

There being no additional business, Mr. Gerrish made a motion to adjourn the meeting which was seconded by Mr. McLaughlin and unanimously passed. The meeting was adjourned at 8:40 p.m.

Planning Commission Chair

Date

Planning Commission Secretary

Date